LOT 48
NASSAU STATION OR 2425/1321

IZKOVICH VLADISLAV &/BENENSON YULIA
1935 PALISADE CT
ALLEN, TX 75013

2025

08-2N-27-0215-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

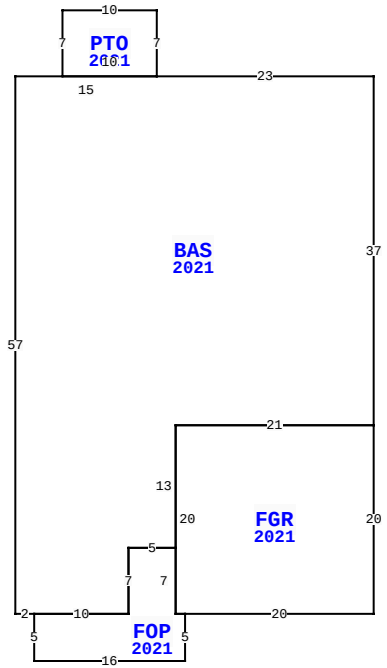
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2021	1,711	196,051
FGR	420	55	2021	231	26,469
FOP	115	30	2021	34	3,896
PTO	70	5	2021	4	458
TOTALS	2,316			1,980	226,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	115.7380	115.74	229,165	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1711 HX Base Yr



75069 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,873
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	280,425
SOH/AGL Deduction	0
ASSESSED VALUE	280,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,425
TOTAL JUST VALUE	280,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000526	CO ISSUED	0	12/23/2021
21003514	NEW CONSTR	236,992	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0420	12/30/2021	SW	Q	I	01	270,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: IZKOVICH VLADISLAV						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] N7 W10 S7 E10$ W15 S57 E2 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N7 W5 S7 W10$ E10 N7 E5 N13 E21 N37$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	2021	2021	3	99	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,552

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS